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Plot 3 The Paddocks Windmill Road, Manningtree, CO11 2QR

Guide price £600,000

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A select development of just five detached three bedroom bungalows set back from Windmill Road and enjoying good sized plots. Many of the properties benefit from double garages (plot 3 excluded) and all properties have en-suite shower rooms to the principal bedroom. Contact us early to discuss the possibilities to personalise your new home in the picturesque village of Bradfield, located just 3 miles from Manningtree.

Some More Information

From the entrance door you enter the entrance hall where doors give access to all rooms, the sitting room is located to the rear and benefits from French doors opening on to the Indian Sandstone paved rear terrace, with glazed side lights to either side.

The kitchen dining room is located adjacent to the sitting room also to the rear and will be completed with a range of eye and base level cupboards and drawers with a choice of colours available from the builders standard range (subject to build stage) fitted appliances including, eye level double oven, electric induction hob, extractor dishwasher and fridge freezer will be included as standard. A further door leads from the kitchen dining room to the utility room which will be fitted with matching base level cupboards below a worksurface and will include spaces for two freestanding appliances along with a door leading out to the rear garden.

Bedroom one is located to the front of the property and benefits from a bay window overlooking the central gravel courtyard has a fitted storage cupboard, whilst a further door gives access to the en-suite which is fitted with a fully tiled wet room shower area, low level W.C. and wash hand basin with tiled splashback. Bedrooms two and three are both double bedrooms and are serviced by the family bathroom which is fitted with a panel enclosed bath with shower over, low level W.C. and wash hand basin.

Externally

Externally the property benefits from a block paved driveway leading to the integral single garage and gated side access. To the immediate rear of the property there is an Indian Sandstone paved terrace whilst the remainder of the garden is laid to lawn and enclosed by wood panel fences. The front garden will also be laid to lawn with some shrub and hedge planting.

Location

Bradfield Mews is located in the popular village of Bradfield with walks along the banks of the River Stour and the Essex Way footpath nearby. The village has a good range of local amenities including post office/village store, primary school and public house. The nearby town of Manningtree benefits from a number of local and recreational amenities and a mainline station with services to London Liverpool Street.

The nearby A120 provides access to Harwich to the East and the City of Colchester to the West with its wide range of facilities including Castle Park, Mercury Theatre, many restaurants along with independent and national retailer stores.

Sitting Room

13'1" x 12'6" (3.99m x 3.81m)

Kitchen/Dining Room

16'9" x 11'2" (5.11m x 3.40m)

Utility Room

9'10" x 5'3" (3.00m x 1.60m)

Bedroom One

13'9" x 12'10" (4.19m x 3.91m)

En-suite

Bedroom Two

13'1" x 10'6" (3.99m x 3.20m)

Bedroom Three

11'2" x 9'10" (3.40m x 3.00m)

Family Bathroom

7'3" x 6'11" (2.21m x 2.11m)

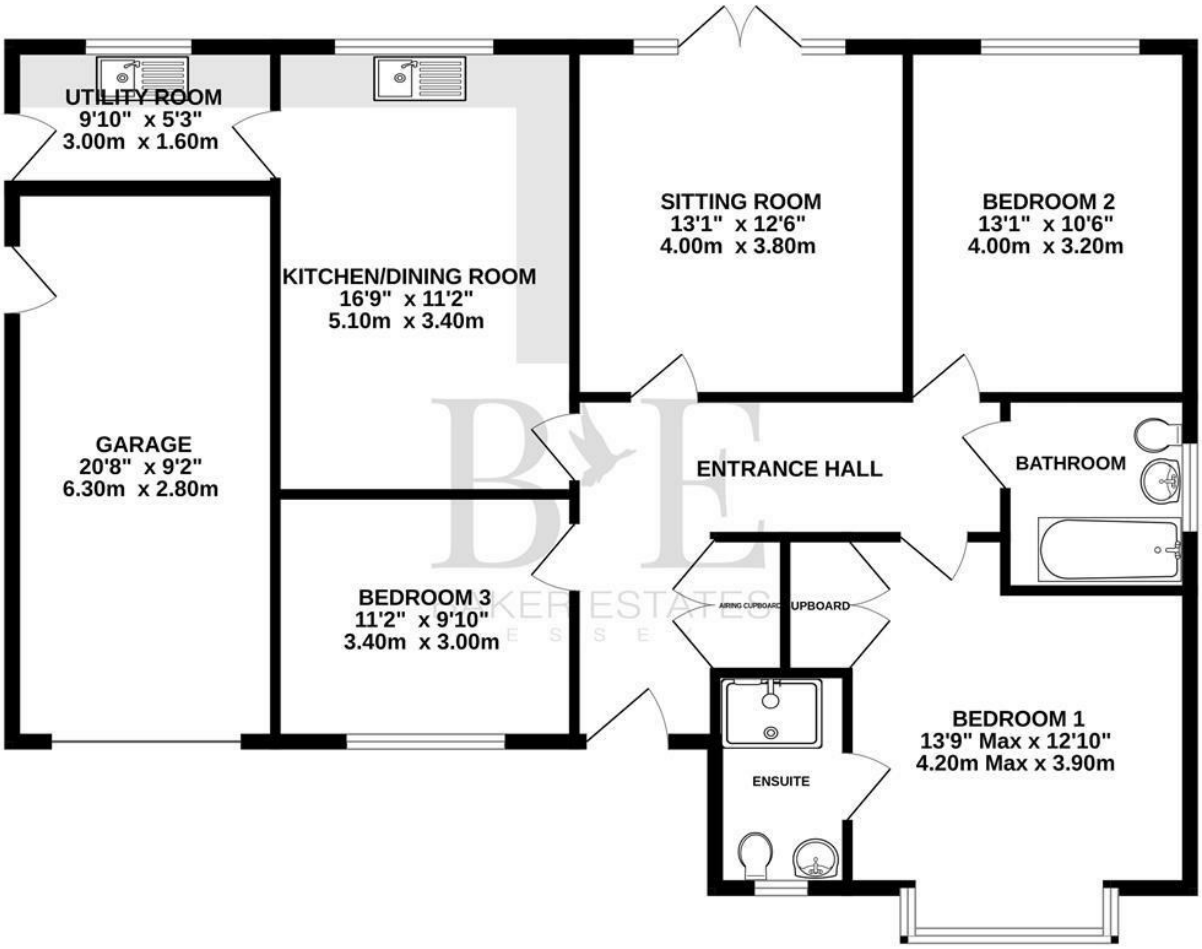
Integral Garage

20'8" x 9'2" (6.30m x 2.79m)

Tel: 01621 333 765

EF59 XLJ

GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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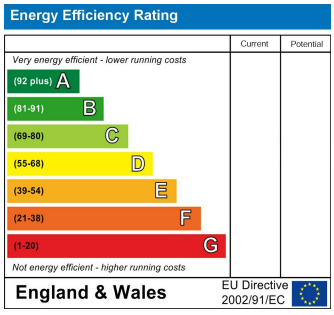

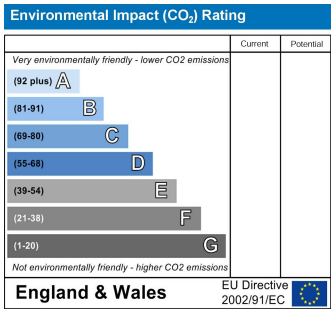

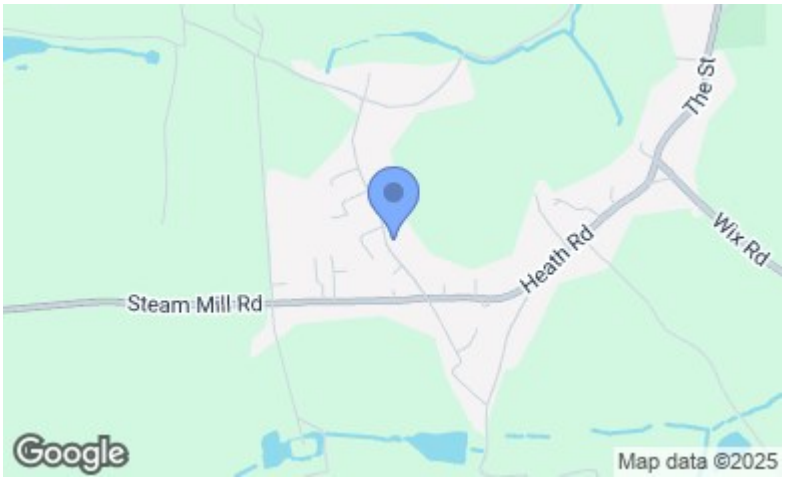

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